

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

NOVEMBER 22, 2011

Expanding Services to Children, Youth and Their Families in Watts

The County of Los Angeles (County) currently owns the former South Health Center, located at 1522 East 102nd Street, Los Angeles, California 90002. The building consists of approximately 19,000 square feet and was originally constructed in the 1950's. It has been vacant since the County's Department of Public Health (DPH) relocated to a newly constructed facility, the Martin Luther King, Jr. (MLK) Center for Public Health, near the MLK Medical Center campus. The Board of Supervisors approved this relocation and construction in August 2009 because the old facility was no longer able to provide an efficient, effective and safe environment for tuberculosis patients and staff due to the repeated failure of its heating, ventilation and air conditioning (HVAC) system. Further, the building had greatly deteriorated over the years and was no longer large enough to support DPH's preventive health

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MOTION

MOLINA _____

RIDLEY-THOMAS _____

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programmatic needs. Finally, as stated in a August 11, 2009 Board letter, the Chief Executive Officer determined that it would cost more than \$7,450,000 to appropriately refurbish the former building for continued DPH use.

The Children's Institute, Inc. is a long-standing nonprofit community-based agency that offers comprehensive services to children and youth, particularly those who have been severely impacted by violence in their homes or communities. It has been providing services in the County for 105 years and has an outstanding track record of providing services to the community. It is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations.

The Children's Institute, Inc. would like to occupy the former South Health Center to provide expanded services for children, youth and their families in the Watts community – one of the areas of highest need in the County and nation.

THEREFORE, I MOVE THAT THE BOARD OF SUPERVISORS, as authorized by Government Code Section 26227:

1. Find that approximately 19,000 square feet of space at 1522 East 102nd Street, Los Angeles, California 90002 is not needed for County purposes;
2. Find that the programs and services provided to the local community by the nonprofit Children's Institute, Inc. serve a public purpose which benefit the County and its residents;
3. Find that the issuance of a twenty-year lease agreement with the Children's

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Institute, Inc. is categorically exempt from CEQA pursuant to CEQA Guidelines 15301 (Existing Facilities) and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines; and

4. Direct the Chief Executive Officer or his designee to negotiate appropriate lease terms and instruct the Mayor to sign a gratis lease with the Children's Institute, Inc. for twenty years, with an option to renew for two additional five-year terms upon the Board's approval, for approximately 19,000 square feet of space and unreserved parking. Additionally, the lease shall be contingent upon the Children's Institute Inc.'s acceptance of the premises in the current "as is" condition and the assumption of complete financial and legal responsibility for maintenance and operation of the space. The lease shall also retain an option for the County to terminate by providing a one-year notice and shall provide the Children's Institute, Inc. with the right of first refusal (along with reasonable consideration of any capital improvements) should the County decide to sell the property.

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